Karen Johnson Davidson County
Batch# 923861 DEEDQC
09/30/2022 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220930-0108105

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Burkett Homes, Inc., a Tennessee Corporation,** the Grantor herein, for and in consideration of Ten Dollars, the receipt and sufficiency of which is hereby acknowledged, do hereby BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM and CONVEY unto**, NashWest, LLC, a Florida limited liability company,** the Grantees herein, all my right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit:

Lot No. 210 on the Plan of Re-Subdivision of Maplewood Heights, Second Addition of record in Plat Book 6200, Page 874, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20170502-0043068, in said Register's Office.

Tax Parcel: 061 06 0 176.00

DISCLAIMER: The preparer of this deed disclaims all responsibility and liability for any consequence from the transfer related to capital gains tax, gift tax, Medicaid ineligibility or penalties, or invalidation of a title policy. The parties hereto acknowledge that the preparer (CloseTrak, LLC), has not provided any advice related to such matter and has suggested that they seek the advice of the appropriate legal and tax professionals related to such matters. By delivery and acceptance of the deed, the parties hereby agree to hold the preparer and its employees harmless from any and all loss related to such matters and indemnify the preparer and its employees for same. Furthermore, the preparer makes no representation as to the status of title to the property described herein. And the seller makes no warranties of title with respect to the property herein.

Buyer Initials: RB *Seller Initials:* RB.

IN TESTIMONY WHEREOF, I have executed this instrument this the 26th day of September, 2022.

BURKETT HOMES, INC.

By: _____

Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the President of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such President.

WITNESS my hand and Notarial Seal at office this 26th day of September, 2022.

My Commission Expires:

Notary Public

CHRISTIE CONNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES APRIL 6, 2025

****

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me the 26th day of September, 2022.

Notary Public

My Commission Expires:

CHRISTIE CONNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES APRIL 6, 2025

Owner: NashWest LLC
PO Box 2282
Hendersonville TN 37077

Property Address: 4108 Hutson Ave.
Nashville, TN 37216

Send tax bills to: NashWest LLC
PO Box 2282
Hendersonville TN 37077

Prepared by and Return to: CLOSETRAK, LLC
6225 Quintard Street, Suite 101
Arlington, TN 38002

I, Marc A. Diaz, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law.

Affiant Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned a notary public for the county and state, Marc A. Diaz, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

